## THE REAL ESTATE MARKET

SIX MONTHS BUILDING RECORD IN MANHATTAN. The Plans Filed With the Building Bureau

Show a Larger Investment of Capital During the Second Quarter of This Year Than in the Same Period of 1907. The semi-annual report of Building

Superintendent Edward S. Murphy for the six months ended June 30 shows a gradual improvement in the Manhattan building a comparative tables as prepared by

James W. Spencer, the statistician of the department, indicate that the total investment of capital in new building projects amounts to \$38,247,671, falling \$9,250,000 in round numbers below the investment in the same period in 1907. The 1907 figures represented 608 distinct operations, while the capital for 1908 is to be invested in less than half as many projects, evidencing the costlier character of the improvements planned for the present year.

The most notable showing of the present year is in office building construction, in which last year's record is surpassed with a grand total of \$19,010,000 invested in twenty-three different buildings, as compared with \$14,166,500 appropriated in 1907 for forty different office edifices. This great gain, of course, is largely represented n the \$10,000,000 cost credited to the sixtytwo story office building of the Equitable society. This year's record includes also the proposed \$4,600, 00 enlargement of the Whitehall Building on Battery place by the (hesebrough Realty interests. Undertakings of kindred importance are the new building for the Emigrant Industrial Savbuilding for the Emigrant Industrial Savings Bank overlooking City Hall Park, the Farmers Loan and Trust building on Beaver street and Exchange place, the eastern section of the new Grand Central terminal station, and the transformation of the old Custom House into an eight story modern bank and office buildings for the National City Bank.

Like the new office buildings planned this year, the new buildings projected for use as stores represent an advance in cost upon those provided for during the first half of last year.

In hotel construction this year is ahead of last year, five buildings being planned,

of last year, five buildings being planned, as compared with a single hotel in 1997, the gain in cost being represented chiefly by the proposed doubling of the size of the Hotel Astor, on Long Acre Square, a \$1,000,000 improvement.
In public buildings this year's record

mearly equals last year's.

There is a gain in church construction, six churches being planned this year to cost \$275,000, as compared with three costing \$265,500 for which provision was made in 1907. The new churches include that of Our Lady Consoler of the Afflicted, built under the authority of Archbishop Farley. of our lady Consoler of the Ambeted, butter under the authority of Archbishop Farley for the congregation made up of the in-mates of the public institutions of Black-well's Island, cared for by a priest resident

well's Island, cared for by a priest resident on the island the year round.

The classification in which the loss in investment this year as compared with last is most marked is tenement house construction, the figures being \$8,811,500 set aside for ninety-five buildings this year, as against \$17,644,500 appropriated for 221 different tenement houses last year. This year's tenement building, however, represents a generally higher class of projects than were credited to last year, and include many costly elevator apartments in the many costly elevator apartments in the Washington Heights and Riverside Drive

sections.

Growing activity in the building industry is reflected by the tables, the quarter ended June 30 showing a marked gain in practically every classification. MANHATTAN BUILDING RECORD FOR SIX MONTHS

3 RECORD FOR SIX MONTHS.
1908. 1907.
2 Cost. No. Cost.
2 \$45,400 2 \$525,000
2 261,400 18 1,108,000
5 548,900 27 1,407,000
6 2,811,000 67 4,344,500
4 2,234,000 48 5,111,000
4 6,577,500 178 12,533,500
5 8,811,500 221 17,644,500 New Buildings. wellings, June... First quarter... Second quarter... Slx months... Tenements, June...
First quarter...
Second quarter...
Six months...... 179,000 1,000,000 1,170,000 573,400 2,005,700 3,073,900 5,079,600 10,325,000 492,000 18,518,000 19,010,000 60,000 60,000 1,283,000 4,002,500 8,762,700 7,762,200 8,018,000 2,715,000 11,451,000 14,166,500 Six months.

Stores, June.
First quarter.
Second quarter.
Six months.
Offices, June.
First quarter.
Second quarter.
Six months.
Factories & Workshops, June.
First quarter.
Second quarter.
Six months.
Schools, June.
First quarter.
Second quarter.
Six months.
Churches, June.
First quarter.
Second quarter.
Six months.
Churches, June.
First quarter.
Second quarter.
Six months.
Schools, June.
First quarter.
Second quarter.
Six months.
Stables & Garages,
June.
First quarter.
Six months.
Stables & Garages,
June.
First quarter. 630,000 1,110,000 830,000 1,241,500 2,071,500 June... First quarter... Second quarter... Stx months... Other structures, First quarter... Second quarter... Six months.... 
 Grand totals, June.
 76
 \$15,387,235
 134
 \$10,283,400

 First quarter.
 119
 6,861,900
 213
 15,783,310

 Second quarter.
 184
 31,885,771
 390
 31,745,750

 Slx months.
 303
 38,247,671
 608
 47,529,060
 Atterations.

Dwellings, June
First quarter.
Second quarter.
Six months. Tenements, June First quarter.
Second quarter.
Second quarter.
Six months.
Hotels, June.
First quarter.
Second quarter.
Six months.
Stores, June.
First quarter.
Second quarter.
Six months.
Omes, June.
First quarter.
Six months. 7,525 181,600 63,025 244,625 151,375 271,895 556,190 828,085 First quarter.... Second quarter... ctories & Workshops, June. 13
First quarter. 33
Second quarter. 36
Six months. 69
schools, June. 17
First quarter. 1
Second quarter 2
Six months. 35
hurenes, June. 1
First quarter. 7
Second quarter. 6
Six months. 35
hurenes, June 1
List quarter. 7
Second quarter. 6
Six months. 1
Six months. 2
Si blic Buildings.June 14 Trst quarter 21 Second quarter 41 Stables & Garages, June 7 12,100 16 49,400 20 96,100 36 145,500 Second quarter... Six months.....

Private Sales.

THIRTY-FOURTH STREET,—The Kips Bay Realty Company has sold the Murray Hill, two seven story elevator apartment houses at the southwest corner of Thirty-fourth street and Lavieton avenue on plot 95

Grand totals, June. 297 \$795,480 394 \$1,698,980 First quarter. ... 683 \$3,370,902 918 \$5,668,751 Second quarter. 892 \$2,649,332 1,336 \$5,073,793 Six months. ... 1,575 \$6,020,254 2,254 \$10,947,544

the southwest corner of Thirty-fourth street and Lexington avenue, on plot 95x 117.6, to Henry E. Jones, who owns the adioining apartment house at Nos. 122 and 124 East Thirty-fourth street. Herman Le Roy E. Lar was the broker.

MANHATTAN STREET.—Bernard Smyth & Sons have sold for Charles M. Rosenthal to the Sheffield Farms, Slawson-Decker Company a plot, 41x150, on the south side of Manhattan street, 334 feet west of Broadway. The company now controls a plot 132x150, which it will improve as previously reported.

reported.

123D STREET.—Lowenfeld & Prager have sold Nos 225 and 227 East 123d street, a six story new law house, on plot 31.8x100.11, to John W. Ritchie, who gave in part payment a moving picture show located in Brooklyn.

GRAND STREET.—Meyer London is reported to have bought Nos. 494 and 496 Grand street, a six story business building, on plot 50x80.

SEVENTIFUH STREET.—Pease & Elliman have sold for Anna Baldwin No. 49 West Seventieth street, a four story dwelling, on 284TH STREET.-Leon S. Altmayer has sold

CITY REAL ESTATE.

Mortgagees

should use our Tax Registration Bureau to ascertain whether the Taxes, Assessments and Water Rates are paid on property covered by their mortgages. The cost is mode-

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\$3,000,000

Manhattan loans in choice locations in amounts ranging from \$50,000 to \$500,000 each at 5% for first year and 43% for balance of term. Reasonable net charges.

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Geo. R. Read & Co.

Branch: 3 Fast 35th St. BOROUGH OF BROOKLYN-FOR SALE.

22 SOLD. ONLY 8 LEFT.

FORT HAMILTON PARKWAY,
bet, 46th and 47th sts., 1 block from 44th st.
station—2 family house, 2-story and basement,
brown and Indiana limestone fronts, hardwood
trim throughout; prices low; terms reasonable.
P. T. HYNES, owner, on premises.

FLATBUSH.

877 New York av., near Linden; new detached cottage; all improvements; completely decorated parquet floor in parior, dining room, hall and bathroom; convenient to B. B. B. R. and trolley linesprice \$6.675, terms liberal; open for inspection. S. D. PYLE, owner.

FOR SALE—New two-family frame houses, semi-detached; all light rooms; price \$5,100; \$2,500 first mortgage; will take back second mortgage; fine lo-cation; near cars. Apply owner, F. J. KANE, 519 Renedict av., Woodhaven, L. I.

NICE 6-family frame house, 5 rooms, hot water; convenient; Palmetto st., near Myrtle av.; handy to all car lines; price \$8,600; easy terms. HEINTZ, 373 Palmetto st. ONE family, beautiful 9 room, detached, new frame house, \$6,500. EMRICH PURMAN & CO., 1006 Beverley road, Flatbush.

TWO story and basement, two family houses, 12 rooms, every lnipt.; 149 to 155 Lenox road, Flatbush.

APARTMENTS WANTED - BROOKLYN.

WANTED by married couple, upper part of modern up to date two family house, with owner preferred; refined neighborhood; no children or piano; must be in Brooklyn; possession about September 20. Please address QUIET, box 110 Sun office.

for Max Germansky the two family dwelling on the north side of 234th street, about 105 feet east of Carpenter avenue.

WEST FIFTIETH STREET.—Jacob J. Tabolt has sold for the Wagner estate to Emma Kerrigan the two four story front and rear tenemeuts, Nos. 406 and 408 West Fiftieth street, on lot 50x100.

The South Church is the buyer of the southwest corner of Park avenue and Eighty-third street, a plot 102.2x90, recently sold by the various owners through E. de Forest Simmons. The church, which is now located at the southeast corner of Madison avenue and Thirty-eighth street, on a plot 98.9x125, is offering this property for sale and will erect a new edifice on the uptown site.

Emily A. Van Bueren Reynolds took title yesterday to No. 1069 Fifth avenue, southeast corner of Eighty-eighth street.

Frederick Fox & Co. have leased for the estate of Randolph Guggenheimer 7,500 square feet of space in the Commercial Building at Nos. 715 and 717 Broadway, corner Washington place, to Rubinstein & Co.; for the Middleboro Realty Company 7,500 square feet at No. 88 University place, running through to Nos. 24 and 26 East Twelfth street, to Philip Rosen wasser; for the estate of G. G. Williams 6,000 square feet of space at Nos. 87 and 89 Fifth avenue to Fischman & Bandler; for Sonn Bros. 5,000 square feet of space at Nos. 4 and 8 Washington place, corner of Mercer street, to J. Samuels & Bro., and for Capt. William Underwood the four story dwelling at No. 162 West Forty-eighth street, to Albert Carlton for a term of years.

Howard C. Pyle & Co. report the following sales of Brooklyn property: The northeast corner of Seventh avenue and Forty-fifth street, a plot 100x100; for the Land Owners Company to Elizabeth Schmitt: a plot on the north side of Eastern Parkway, between Franklin and Classon avenues, 20x192, for the estate of Elizabeth Floyd to F. O'Neil: No. 268 Sterling place, a three story and basement dwelling for A. T. Hanaberg to E. H. Sulger: Adams street, west side between Sands and High streets, a vacant plot about 60x75, for Richard A. Hagar: Nos. 2215 and 2217 Tilden avenue, two three story brick houses for a client to James White and No. 2218 Albemarle road, Flatbush: three story de-ached frame dwelling on plot 45x125, for a client to Mary McCarty.

Building News.

Plans have been filed with Building Superintendent Murphy for enlarging the four story high stoop residence of J. Russell Soley, adding a two story and basement extension and making it over into an American basement dwelling with a new facade of Colonial design with a porch entrance. The improvements are to be made for Mrs. Mary H. Soley as owner of record, at a cost of \$15,000. K. C. Budd is the architect.

Plans have been filed for remodelling the four story flat and store at No. 769 Sixth avenue into a loft building with a restaurant on the first two floors. The change of occupancy is to be made for W. Irving Clark and Edmond B. Aymar as owners. Stockton B. Colt is the architect.

Plans have been filed for enlarging the Hotel Knickerbocker at the southeast corner of Broadway and Forty-second street by adding a penthouse story of steel terra cotta blocks and copper 31x87 feet, and costing \$5,000, the improvement being for James B. Regan, lessee of John Jacob Astor, and for remodelling the five story dwelling at No. 135 East Twenty-first street, owned by Mary C. Hoffman. C. A. Cullen and J. B. Snook's Sons are the architects.

The Manhatan plans for new buildings reported yesterday comprise a ten story commercial building to be erected for the Wash-

The Mannattan plans for new buildings reported yesterday comprise a ten story commercial building to be erected for the Washington Arch Realty Company as owner at Nos. 138 and 140 West Seventeenth street, at a cost of \$110,000. Sommerfeld & Steckler are the architects.

The Bronx plans for new buildings comprise four two story dwellings to be built for Samuel Geller on Clinton avenue north of 181st street at a cost of \$18,000, and three one story store buildings for Marcus Nathan on West chester avenue, corner of Parker avenue, to cost \$12,000.

Yesterday's Auction Sales. [At 14 Vesey Street.]

[At 14 Vesey Street.]
BY JOSEPH P. DAY.

105th street. No. 28, south side, 180 feet west of Central Park West, 16.8x100.11, three story and basement dwelling; Blooman Levine vs. F. A. Yark et al.; due on judgment, \$2.249.96; subject to taxes, &c., \$778.48; subject to a first mortgage of \$8,000; to Gernard Kuehue.

Twenty fourth street. No. 146, south side, 318 feet west of Third avenue, 26x98.9, three story stable; S. L. Frank et al. vs. Jules Wolff et al.; due on judgment, \$22, 521.02; subject to taxes, &c., \$2.121.97; to Frankin Tomin.

Vyse avenue. No. 1169, west side, 490 feet north of 167th street, 20x100, three story dwelling; Ray Hoffman vs. Louis Lockwood et al.; due on judgment, \$1,787.17;

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ROSLYN, LONG ISLAND

A garden spot in the very heart of the highest, healthiest, most picturesque and desirable region of the Long Island North Shore. A 300 acre residence park of rolling woodland, with individual building sites of \(\frac{1}{2}\) acre to 5 acres.

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WATCH IT GROW REAL ESTATE FOR SALE-BICHMOND

VALUABLE CORNER LOT. 34 X100; FINE ELEVATION; GOOD BAY VIEW; BISMARCK AND 2D AV., NEW BRIGHTON; CLOSE TO FERRY; \$950. W., 349 5157 ST., BROOK-LYN.

8 ROOMS, kitchen and bath, modern concrete house, New Dorp, S. 1., \$7,000. CORNELIUS G. KOLFF, 50 Broadway. THREE story frame, and stable; bakery business using 16 barrels of flour weekly. E. COSSMANN, Stapleton, S. I.

HOUSES and lots sold on easy terms, with a mprovements. H. J. Sharrett, Port Richmond, S. I PAIR of semi-detached houses, all impts.; easy terms of payment, J. W. HUGHES, 45 B'way, N. Y. WATER fronts, factory sites, houses, lots and plots; easy terms. W. W. Whitford, St. George, S. I. FARMS, acreage, business sites, water fronts. The Prall Agency, Port Richmond Square, S. I. FIVE choice lots, 25x121, at \$250 per lot; good section. W. GALLOWAY, Grant City, S. I.

WATER front properties, factories and factory sites. F. S. CORBIN, 10 Wall St., N. Y. LOTS at New Dorp Manor; easy terms. Staten Island Homes Co., 49 8th av., city. LOTS, \$300 up. Fair Acres Colony, Stapleton, S. I. The Brady Realty Co., 1 Broadway.

REAL ESTATE FOR SALE-QUEENS WRITE for prices and terms on our beautiful cottages, all ready for occupancy in Broadway-Flushing, which can be bought on payments about the same as rent.

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FURNISHED ROOMS TO LET. 46TH, 10 EAST—Large airy room, with or with-out private bath; special summer rates; gentleman BACHELOR apartment; neatly furnished, to sub-let; two rooms and bath. Apply 12 West 44th st.

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AN Ai lithographing pressman, experienced on zinc, stone and aluminum work; steady, sober and reliable, desires a steady situation. Address RE-LIABLE, box 124 Sun office.

WOMAN BURNS WITH HOUSE. Others Saved by Great Exertion—Gas Stove Fired a Dress.

Mrs. Mary Smith, an elderly woman, was burned to death yesterday afternoon at 319 East Eightieth street, Mrs. Elizabeth McNamara and Mrs. Mary Connor, the McNamara and Mrs. Mary Connor, the janitress, were overcome by smoke and removed to the Presbyterian Hospital.

The fire started by a woman's dress coming in contact with a gas stove. The McNamara woman, with her daughter Sadie, were overcome by smoke on the top floor. Mrs. McNamara was rescued by Lieuk Keely and Firemen McCurdy, Coyle and O'Brien of Truck 13, who entered her apartment by an extension ladder. She is ex-O'Brien of Truck 13, who entered her apartment by an extension ladder. She is extremely heavy and it took the firemen five minutes to get her to the ground. Her daughter was rescued by neighbors who got to the roof by way of an adjoining house and pulled her up with a rope.

The Connor woman was dragged out of the basement semi-conscious. Mrs. Smith's charred body was found on a stairway after the flames were extinguished. The house was burned out.

POLICEMAN WAS LATE.

He Says the Rule Did It, but Maybe He Didn't Start Early Enough.

Judge Mulqueen of General Sessions announced yesterday that he would allow no rule of the Police Department to interfere with the business of his court. He was angry because Detective James J. Brenick, who is attached to the Sixth avenue branch detective bureau, was late avenue branch detective bureau, was late in appearing in a burglary case. After w aiting a reasonable time Judge Mulqueen fined Brenick \$250. He remitted the fine, however, when Brenick came in and said he had been delayed because of a rule made by Gen. Bingham that a policeman must first report to a lieutenant when he goes to the Criminal Courts Building. Judge Mulqueen remarked that the excuse was not a good one, that his court wouldn't be held up by any rule of the Police Department and that policemen would have to appear with the same promptness as other witnesses. The result will be achieved by reporting earlier. SUMMER RESORTS.

NEW JERSEY. Atlantic City.

SUMBIRE RESOURTS.

**NEWLIN HAINES** 

scharlborough - Blenbeini

**CHALFONTE** 

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Lake Hopateong

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Accommodates 300, Altitude 1,250 feet; large rooms; superior table and service; boating, bathing, lennis, music; ready for inspection.

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SEASON JUNE TO OCTOBER.
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SUMMER COTTAGES TO LET.

Farnished.

WHITE MOUTAINS.

12 room House, furnished, complete, to rent for the season. H. P. SMITH, Bethlehem, N. H.

PAWNBROKERS' SALES.

JULIUS SHONGOOD. Auctioneer, by Jos. Shongood's Sons, Auct'rs, 94 Bowery; July 10—Clothing; I. Harris, 513 9th av., July 13—Clothing, &c.; A. Freund, 1545 3d av.; Estate L. Bruckheimer, 796 2d av. July 14—Jewelry, diamonds, &c., pledges to No. 21509, inclusive; J. Goldschmidt, 1137 2d av. July 15—Clothing, &c., all goods piedged to July 8, 1937; D. Silberstein's Sons, 10 6th av.; Silberstein Bros., 2457 6th av.

CENTRAL AUCTION CO., M. Sheehan, Auctioneer, 1870 Broadway, sells 11 A. M.:
July 13—By McAleenan's, 1830 Broadway; unredeemed pledges running from No. I, Jan. I, to No.
12,000, May 1, 1907, inclusive, and all goods held over.

ELI SOBEL, 98 Bowery, sells 10 A. M.; July 19—Jewelry and elething; B. H. T. July 18—Clothing; Weinberger Bros., 193 Avenue A July 14—Jewelry; N. Y. Loan Office, 1861 3d av.

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USED Special Sale this week, all planes, new and slightly PIANOS used, to be sold at sacrifice. BIDDLE'S, 4 & 6 W. 123 st.

3 Handsome Uprights, faultiess condition rented short time; only \$100, \$115, \$135, BIDDLE'S 7 East 14th St.

GENTLEMEN'S CLOTHING to order on \$1 weekly payments; perfect at: and material. EXCHANGE CLOTHING CO., 230 Broadway. (Entrance on Park place).

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PROSPECT HOUSE,

Shelter Island Heights, L. I.

Now Open, Yachting, Bathing, Golf, Driving,
Tennis, etc. Special rates for July, Booklet.
R. T. Martin, Manager, PINE VIEW HOUSE, East Quogue, L. I. Superbly situated, overlooking Shinnecock Bay. Send for booklet. JOHN LOVING, Owner.

MASSAPEQUA HOTEL, Massapequa, L. I. For booklet or information call or address THOS. H. FRASER, Owner.

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STEAMSHIP CO., 290 Broadway, N. Y. L. L. FTRUNKI, 70 Bowery, sells 10 A. M.;
July 3.—M. Simons & Son, 94 Hester st.: all diamonds, watches, jewelry, goods every description piedged from May 1, 1907, to May 31, 1907, inclusive, from No. 33971 to 38309, also No. 33403 of March 26, 1907, and No. 34702 of April 13, 1907, and all older dates held over.

July 13.—Consolidated Loan Co., 113, formerly 103. Park row: Harry Levy & Co., props; all diamonds, watches, lewelry, goods every description, Nos. 1578 to 4858, pledged prior July 1, 1907, and all older dates held over; S. Stern, 2271 5th av., pledged prior July 3, 1907, to No. 4587, and all older dates held over; S. Stern, 2270 sth av., pledged prior July 3, 1907, to No. 4587, and all older dates held over.

July 16.—Wm. Simpson, 91 Park row; all diamonds, watches, jewelry, &c., goods every description pledged prior to May 16, 1907, to No. 26874, and all older dates held over.

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Christopher St., 6 P. M.; W. 129th St., 7 P. M.; also
Sat., Christopher St., 1 P. M.; W. 129th St., 1:20 P. M.
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43, N. R. CENTRAL AUCTION CO., Wm. McCarty, Auct., 152 Canal st., sells 10 A. M.: July 15-By M. Lavery, 594 9th av.; clothing pledged to June 30, 1907.

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CATONIA....July 11, moon Mauretania.July 25, 2 P. 3

Umbria...July 13, 8 P.M. | Caronania.July 25, 2 P. 3

Umbria...July 15, 10 A.M. | Lucania...July 29, 10 A.M. Mauretania | Largest, Finest and Fastest Steams ships affoat in the world—sall Lusitania ) WEDNESDAYS

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AMERICAN LINE From Pier 15, N. B Plymouth—Cherbourg—Southampton.
New York... July 11 Philadelphia... Au
St. Louis... July 18 St. Paul ... Au
Majestic (White Star Line, Pier 48)... July 25, 40 A ATLANTIC TRANSPORT LINE New York—London Direct. Pier 29, N. R. Minnetonka July 11, 8:30 A.M. Minnehaha ... July 28 Mesaba . . . . . July 18, 9 A.M. Minneapolls . . Aug. 1 RED STAR LINE From Pier 14, N. R., New York—Dover-Antwerp.

Vaderland. July 11 | Kroonland. Aug. 1
Zeeland. July 18 | Vaderland. Aug. 8

WHITE STAR LINE From Pier New York—Queenstown—Liverpool.

Baltic.....July 9, 2 P.M. | Arabic....July 13, 2 P.M.
Cedric....July 16, noon | Celtic...July 30, 10 A.M.
Plymouth—Cherhours—Southampton.

North German Lloyd. Fast Express Service. PLYMOUTH-CHERBOURG-BREMEN-10 Kronprinz Wm., July 14 | Kaiser d. Gr. . . Ju Kaiser Wm. II . . July 21 | Kronprinzessin . . . A

Twin-Screw Passenger Service. July 16 Friedrich Wm. ... July 30 Mediterranean Service.

GIBRALTAR-NAPLES—GENOA—AT 11 A. M.
K. Albert July 18 K. Luise Aug. 15
P. Irene. Aug. 1 K. Albert Aug. 22
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A la carte service in grill room.

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Moltke . . . July 9, 1 P. M. P. Lincoin (new) July 18

Kaiserin . . July 16, 11 A.M. | Deutsenland . . . . July 23

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Ryndam . Jul., y 15, 6 A.M. | Rotterdam (new), Aug. 11 Noordam . July 28, 9 A.M. | New Amsterdam Aug. 18 Holland-America Line, 39 B'way, N. Y. Clark's Cruisea of the "Arabic," 16,000 tons, to Orient feb. Round the World Oct. 16, '99 P. C. CLARK, Times Building, New York,

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